



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

March 09, 2017
4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Lillian Blackshear	Jim McLean
Stewart Clifton	Brian Tibbs
Brenda Diaz-Flores	Councilmember Burkley Allen
Jeff Haynes	Jennifer Hagan-Dier, representing Mayor Megan Barry

J. DOUGLAS SLOAN, III
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
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Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 15 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A: CALL TO ORDER**
- B: ADOPTION OF AGENDA**
- C: APPROVAL OF FEBRUARY 23, 2017 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: WalknBike PLAN UPDATE**
- F: ITEMS FOR DEFERRAL / WITHDRAWAL**

2. 2017SP-005-001
THE LIVERY AT 5TH AND MONROE

4. 2017SP-011-001
504 AND 506 SOUTHGATE AVENUE

7. 2015S-165-001
PLAN OF BROWNSVILLE RESUB OF PART OF LOT 4

8. 2016S-253-001
1601 JONES AVENUE RESUB

9. 2017S-010-001
DEDMAN PROPERTY SUBDIVISION AMENDMENT

10. 2017S-035-001

13a. 2017CP-005-003
EAST NASHVILLE COMMUNITY PLAN AMENDMENT

13b. 2017SP-013-001
RIVERSIDE VILLAGE

14a. 2017CP-012-001
SOUTHEAST COMMUNITY PLAN AMENDMENT

14b. 2017SP-023-001
BURKITT RIDGE

15a. 2017Z-004TX-001

15b. 2017Z-005TX-001

15c. 2017Z-006TX-001

15d. 2017Z-007TX-001

16. 2006SP-181-001
EVERGREEN HILLS

18. 2017SP-020-001
FAIRFIELD INN AND SUITES

19. 2017SP-021-001
GLENROSE SP

23. 2017S-033-001
HIGHLAND VIEW AT THE KNOB

G: CONSENT AGENDA ITEMS

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

1. 2009SP-010-002
ASHLAND CITY FUNERAL HOME

3. 2017SP-007-001
6015 AND 6017 OBRIEN AVENUE

5a. 2017SP-017-001
NANDI HILLS

5b. 66-84P-002
NANDI HILLS PUD CANCEL

6. 2017SP-019-001
HAMILTON CHURCH MANOR

11. 2017Z-021PR-001

12a. 2016CP-014-001
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

12b. 2016SP-021-001
HESSEY-HOGGETT FORD

17. 2016SP-045-003

20. 2017SP-022-001
HILL CENTER GREENWOOD SP

21. 2017SP-024-001
3413 OLD ANDERSON SP

22. 2017NHL-001-001
NEIGHBORHOOD LANDMARK OVERLAY

24. 34-86P-001
PUD CANCEL

25. 88P-040-001
COMFORT INN AND SUITES

27. 2016Z-110PR-001

28. 2017Z-025PR-001

29. 2017Z-026PR-001

30. 2017Z-027PR-001

31. New employee contract for Elwyn Gonzalez

35. Accept the Director's Report and Approve Administrative Items

H: ITEMS TO BE CONSIDERED

1. **2009SP-010-002** On Consent: Yes
ASHLAND CITY FUNERAL HOME Public Hearing: Open
Council District 01 (Nick Leonardo)
Staff Reviewer: Latisha Birkeland

A request for final site plan approval for property located at Ashland City Highway (unnumbered), at the terminus of Hydesdale Lane (7.14 acres) zoned SP, to permit a funeral home, requested by Land Solutions Company, LLC, applicant; Green Trails, LLC, owner.

Staff Recommendation: Approve with conditions.

2. **2017SP-005-001** On Consent: No
THE LIVERY AT 5TH AND MONROE Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland

A request to rezone from Mixed Use Neighborhood (MUN) to Specific Plan – Mixed Use (SP-MU) zoning and for Final Site Plan approval on property located at 1235 5th Avenue North, located within the Germantown Historic Preservation Overlay District and the Phillips-Jackson Street Redevelopment District, approximately 530 feet north of Madison Street (0.19 acres), to permit a mixed-use development.

Staff Recommendation: Defer to May 11, 2017 Planning Commission Meeting

3. **2017SP-007-001** On Consent: Yes
6015 AND 6017 OBRIEN AVENUE Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Shawn Shepard

A request to rezone from R8 to SP-R zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Lee M. Beckham Jr., Etux, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

4. **2017SP-011-001** On Consent: No
504 AND 506 SOUTHGATE AVENUE Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Gene Burse

A request to rezone from R6 to SP-R zoning on properties located at 504 and 506 Southgate Avenue, approximately 350 feet east of Rains Avenue, (0.7 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Bijan Ferdowsi, owner.

Staff Recommendation: Defer Indefinitely

5a. 2017SP-017-001 On Consent: Yes
NANDI HILLS Public Hearing: Open
Council District 22 (Sheri Weiner); 23 (Mina Johnson)
Staff Reviewer: Latisha Birkeland

A request to rezone from R20 and RM4 to SP-R zoning on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway (123.01 acres), to permit residential uses and include environmentally sensitive design standards within the SP, requested by Councilmember Mina Johnson, applicant; Nandi Hills Associates, owner. (See associated case # 66-84P-002)

Staff Recommendation: Approve with conditions and disapprove without all conditions.

5b. 66-84P-002 On Consent: Yes
NANDI HILLS PUD CANCEL Public Hearing: Open
Council District 22 (Sheri Weiner); 23 (Mina Johnson)
Staff Reviewer: Latisha Birkeland

A request to cancel a portion of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned RM4 and R20 (123.01 acres), requested by Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner. (See associated case # 2017SP-017-001)

Staff Recommendation: Approve if the associated zone change is approved and disapprove if the associated zone change is disapproved

6. 2017SP-019-001 On Consent: Yes
HAMILTON CHURCH MANOR Public Hearing: Open
Council District 33 (Sam Coleman)
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-R zoning on property located at 3461 Hamilton Church Road, approximately 1000 feet southeast of Mount View Road (20.9 acres), to permit 158 residential units, requested by Dale and Associates, applicant; Dean Allen, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

7. 2015S-165-001 On Consent: No
PLAN OF BROWNSVILLE RESUB OF PART OF LOT 4 Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned R6 (0.154 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

Staff Recommendation: Defer to the March 23, 2017 Metropolitan Planning Commission meeting

8. 2016S-253-001 On Consent: No
1601 JONES AVENUE RESUB Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 1601 Jones Avenue, at the northeast corner of Jones Avenue and Cherokee Avenue, zoned RS5 (0.53 acres), requested by Rocky Montoya, RLS, applicant; David and Rachel Peiffer, owners.

Staff Recommendation: Defer to the March 23, 2017 Metropolitan Planning Commission meeting

9. **2017S-010-001** On Consent: No
DEDMAN PROPERTY SUBDIVISION AMENDMENT Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Patrick Napier

A request for subdivision amendment approval to amend subdivision notes 7 and 8 on property located at 5959 Edmondson Pike, approximately 640 feet northwest of Mt. Pisgah Road, zoned R40 (3.17 acres), requested by Elite Homes, LLC, applicant and owner.

Staff Recommendation: Defer to the March 23, 2017 Metropolitan Planning Commission meeting

10. **2017S-035-001** On Consent: No
Council District 26 (Jeremy Elrod) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 5024 Trousdale Drive, approximately 224 feet north of Barrywood Drive, zoned Single-Family Residential (RS20) (1.10 acres).

Staff Recommendation: Defer to the March 23, 2017 Metropolitan Planning Commission meeting.

11. **2017Z-021PR-001** On Consent: Yes
BL2017-606 (Freeman) Public Hearing: Open
Council District 16 (Mike Freeman)
Staff Reviewer: Shawn Shepard

A request to rezone from R8, R10 and R15 to RS10 on various properties along Foothill Drive, Hollydale Drive, Deervale Drive, Shady Oak Drive, and Giant Oak Drive, at the northeast corner of Interstate 24 and Old Glenrose Avenue (approximately 37.41 acres), requested by Councilmember Mike Freeman, applicant; various owners.

Staff Recommendation: Disapprove as Submitted. Approve with a substitute ordinance.

- 12a. **2016CP-014-001** On Consent: Yes
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage Community Plan by amending the Community Character policy from T2 Rural Maintenance to T3 Evolving Suburban Neighborhood Policy (29.94 acres), requested by Gresham, Smith and Partners, applicant; D.M. Hessey, owner. (See also Associated Case # 2016SP-021-001).

Staff Recommendation: Approve

- 12b. **2016SP-021-001** On Consent: Yes
HESSEY-HOGGETT FORD Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS15 to SP-R zoning for properties located at 3605 and 3739 Hoggett Ford Road and Hoggett Ford Road (unnumbered), approximately 1,700 feet east of Brandau Road (96.41 acres), to permit up to 289 dwelling units, requested by Gresham Smith and Partners, applicant; Daniel M. Hessey, owner (See also Associated Case #2016CP-014-001).

Staff Recommendation: Approve with conditions and disapproval without all conditions, subject to approval of the associated Community Plan amendment. If the associated Community Plan amendment is not approved, Staff recommends disapproval.

13a. 2017CP-005-003 On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan by amending the Community Character Policy to change from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Evolving on properties located at 2304, 2306 and 2310 Riverside Drive, approximately 100 feet northwest of McGavock Pike (1.49 acres), requested by Gresham Smith and Partners, applicant; Lance Bloom, owner. (See associated case # 2017SP-013-001)

Staff Recommendation: Defer Indefinitely

13b. 2017SP-013-001 On Consent: No
RIVERSIDE VILLAGE Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 to SP-R zoning on properties located at 2304, 2306 and 2310 Riverside Drive, approximately 100 feet north of McGavock Pike, (1.45 acres), to permit up to 24 residential units, requested by Gresham, Smith and Partners, applicant; Lance Bloom, owner. (See associated case # 2017CP-005-003)

Staff Recommendation: Defer Indefinitely

14a. 2017CP-012-001 On Consent: No
SOUTHEAST COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Marty Sewell

A request to amend the Southeast Community Plan by amending the Community Character Policy to change from T3 Suburban Neighborhood Evolving to T3 Neighborhood Center on property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane, zoned AR2A (5.10 acres), requested by Smith Gee Studio, LLC, applicant; Stacy J. Carter, owner. (See associated case # 2017SP-023-001)

Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting

14b. 2017SP-023-001 On Consent: No
BURKITT RIDGE Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-MU zoning on property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane (143.92 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Stacy Carter, owner. (See associated case # 2017CP-012-001)

Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting

15a. 2017Z-004TX-001 On Consent: No
BL2017-608 (Hagar, Rhoten, Henderson, M. Johnson, O'Connell) Public Hearing: Open
Staff Reviewer: Carrie Logan

An ordinance amending sections 17.04.060 , 17.08.030, 17.16.250, and 17.16.070 of the Metropolitan Code of Laws to establish distinct land uses for "Short term rental property – Owner- Occupied" and "Short term rental property – Not Owner-Occupied", and establishing a phase out date in year 2021 for "Short term rental property – Not Owner-Occupied" (Proposal No. 2017Z-004TX-001).

Staff Recommendation: Defer to April 13, 2017 Metropolitan Planning Commission meeting

- 15b. 2017Z-005TX-001** On Consent: No
BL2017-609 (Glover, Swope, Weiner, Allen) Public Hearing: Open
Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 12-month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits and permit numbers for properties zoned for single and two-family residential use (Proposal No. 2017Z-005TX-001).

Staff Recommendation: Defer to April 13, 2017 Metropolitan Planning Commission meeting

- 15c. 2017Z-006TX-001** On Consent: No
BL2017-610 (VanReece) Public Hearing: Open
Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 36-month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits for properties zoned for single and two-family residential use (Proposal No. 2017Z-006TX-001).

Staff Recommendation: Defer to April 13, 2017 Metropolitan Planning Commission meeting

- 15d. 2017Z-007TX-001** On Consent: No
BL2017-611 (Bedne) Public Hearing: Open
Staff Reviewer: Carrie Logan

An ordinance amending Section 17.16.250 of the Metropolitan Code of Laws to require the consent of adjacent property owners, Home Owner Associations, Condominium Associations, or other such community associations prior to issuance of a Short Term Rental Property permit.

Staff Recommendation: Defer to April 13, 2017 Metropolitan Planning Commission meeting

- 16. 2006SP-181-001** On Consent: No
EVERGREEN HILLS Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Patrick Napier

A request amend the Evergreen Hills SP on properties located at 13880 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,250 feet east of Pettus Road, zoned SP-MR (188.7 acres), to permit 633 residential lots, requested by Anderson Delk Epps and Associates, applicant; Evergreen Hills, G.P., owner.

Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting

- 17. 2016SP-045-003** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, zoned Specific Plan-Residential (SP-R) (1.83 acres), to increase units from a maximum of 150 to a maximum of 175 residential units.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 18. 2017SP-020-001** On Consent: No
FAIRFIELD INN AND SUITES Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Shawn Shepard

A request to rezone from ORI to SP-C on properties located at 109, 111 and 113 29th Avenue North, at the southwest corner of Poston Avenue and 29th Avenue North, located within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.49 acres), to permit a hotel, requested by Humphreys and Associates, applicant; Midtown Hotel Partners, LLC, owner.

Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting

- 19. 2017SP-021-001** On Consent: No
GLENROSE SP Public Hearing: Open
Council District 16 (Mike Freeman)
Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning on properties located at 98 Rose Street and 99 Evelyn Drive, at the northeast corner of Miller Street and Rose Street (0.82), to permit six residential units, requested by Dale and Associates, applicant; SC2 Properties, LLC, owner.

Staff Recommendation Defer to March 23, 2017 Metropolitan Planning Commission meeting

- 20. 2017SP-022-001** On Consent: Yes
HILL CENTER GREENWOOD SP Public Hearing: Open
Council District 05 (Scott Davis); 06 (Brett Withers)
Staff Reviewer: Shawn Shepard

A request to rezone from MUG-A, R6 and RS5 to SP-MU zoning on properties located at 1101 and 1108 Gallatin Avenue, 1105, 1107, 1109, 1111 Sharpe Avenue and Sharpe Avenue (unnumbered), 1048 and 1050 West Greenwood Avenue and 1110 Greenwood Avenue, at the southeast corner of Gallatin Avenue and Greenwood Avenue and at the southwest corner of West Greenwood Avenue and Gallatin Avenue, within the Gallatin Pike Urban Design Overlay District (5.32 acres), to permit a mixed-use development, requested by Smith Gee Studio, LLC, applicant; H.G. Hill Realty Company, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 21. 2017SP-024-001** On Consent: Yes
3413 OLD ANDERSON SP Public Hearing: Open
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP-R zoning on property located at 3413 Old Anderson Road, approximately 400 feet north of Anderson Road (1.23 acres), to permit ten residential units, requested by Dale and Associates, applicant; Tennessee Avenue Development, LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

- 22. 2017NHL-001-001** On Consent: Yes
NEIGHBORHOOD LANDMARK OVERLAY Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Gene Burse

A request to apply a Neighborhood Landmark Overlay District to a portion of property located at 901 Dalebrook Lane, at the northeast corner of Dalebrook Lane and Eastland Avenue, zoned R10 (0.79 acres), requested by Design Build Partners, applicant; Greater Grace Temple Community Church, owner.

Staff Recommendation: Approve

- 23. 2017S-033-001** On Consent: No
HIGHLAND VIEW AT THE KNOB Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 33 lots on a portion of property located at 5710 Knob Road, approximately 600 feet north of Stoneway Trail, zoned R40 (36.15 acres), requested by Dale & Associates, applicant; Highland Park Church, Inc., owner.

Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting.

- 24. 34-86P-001** On Consent: Yes
PUD CANCEL Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to cancel a Planned Unit Development Overlay District on property located at 622 Southgate Avenue, north of the terminus of Stewart Place, zoned R6 (0.17 acres), requested by Robert J. Boles, applicant and owner.

Staff Recommendation: Approve

- 25. 88P-040-001** On Consent: Yes
COMFORT INN AND SUITES Public Hearing: Open
Council District 22 (Sheri Weiner)
Staff Reviewer: Patrick Napier

A request to revise a Planned Unit Development Overlay District to permit a hotel on property located at 627 Old Hickory Boulevard, approximately 260 feet southwest of Sonya Drive, zoned CS and SCR (1.34 acres), to permit a hotel, requested by Civil and Environmental Consultants, applicant; ORO Hotels, LLC, owner.

Staff Recommendation: Approve with conditions.

- 26. 2016UD-001-002** On Consent: No
BOJANGLES' Public Hearing: Open
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Justin Wallace

A request for a major modification to the Murfreesboro Pike Urban Design Overlay at Una Antioch District standards on property located at 2138 and 2142 Murfreesboro Pike, approximately 580 feet southeast of Franklin Limestone Road, zoned CS-A and within the Murfreesboro Pike Urban Design Overlay at Una Antioch District (1.94 acres), to permit a modification of the frontage width, glazing, and architectural material requirements, requested by Bojangles' Restaurants, Inc., applicant; Kenneth Wright and Sherry Wright Mercer, owners.

Staff Recommendation: Approve with conditions the request to modify frontage width and glazing standards and disapprove the request to modify architectural material standards.

- 27. 2016Z-110PR-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from R8 to R6-A zoning for various properties along Summit Avenue, approximately 215 feet east of 12th Avenue S, (2.88 acres), requested by Farmer, Purcell, White & Lassiter, PLLC, applicant; various property owners.

Staff Recommendation: Approve

28. 2017Z-025PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

On Consent: Yes
Public Hearing: Open

A request to rezone from CS and OR20 to RM20-A zoning on properties located at 107 and 109 Queen Avenue, approximately 140 feet east of Dickerson Pike (0.82 acres), requested by Pichoslap Development Company, applicant; Blue Mountain 401K Trust and Kevin and Angela White, owners.

Staff Recommendation: Approve

29. 2017Z-026PR-001

Council District 07 (Anthony Davis)
Staff Reviewer: Gene Burse

On Consent: Yes
Public Hearing: Open

A request to rezone from SP-R to R6 zoning on properties located at 2305, 2309, 2313, 2317 and 2321 Pennington Avenue, approximately 135 feet south of Litton Avenue (0.84 acres), requested by Dale and Associates, applicant; JH104, LLC, owner.

Staff Recommendation: Approve

30. 2017Z-027PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Abbie Rickoff

On Consent: Yes
Public Hearing: Open

A request to rezone from R8 to IWD zoning on property located at 2912 Brick Church Pike, approximately 400 feet south of Brick Church Park Drive (3.92 acres), requested by Village Real Estate, applicant; James Daniel Gatlin, owner.

Staff Recommendation: Approve

I: OTHER BUSINESS

- 31. New employee contract for Elwyn Gonzalez
- 32. Historic Zoning Commission Report
- 33. Board of Parks and Recreation Report
- 34. Executive Committee Report
- 35. Accept the Director's Report and Approve Administrative Items
- 36. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

March 09, 2017

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

March 23, 2017

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

April 13, 2017

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

K: ADJOURNMENT